

Project #14-1888, Huntley Conservation Easement

Current Status: Application Submitted

Project Details

Primary Sponsor: San Juan County Land Bank	Primary Contact: Lincoln Bormann (360) 378-4402 lincoln@rockisland.com
Funding Program: Salmon State Projects	Lead Entity: San Juan County Community Development Lead Entity
Project Type: Acquisition	

Project Description

This 34 acre property located on Waldron Island in San Juan County includes a large area of undeveloped natural shoreline, bordered on each side by private lands already protected by conservation easements. This is highest priority fish area (Fishery Pt./Pt. Hammond). This project would propose to eliminate 4 of 6 development rights and to protect 2,525 feet of shoreline. The shoreline consists of roughly 1,000 feet of feeder bluff and 1,500 feet of barrier, low bank beach.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer
Project Acquisition	
Acquisition Primary Purpose	Habitat Conservation
Completion Date	
Projected date of completion	9/1/2015
Sponsor Match: Monetary Funding	
Amount of other monetary funding	\$33,600.00
Project identifier for the other monetary funding	Huntley Conservation Easement Purchase
Source of other monetary funding	San Juan County Land Bank Real Estate Excise Tax.
Sponsor Match: Donated Un-paid Labor (volunteers)	
Value of Donated Unpaid Labor (Volunteers)	\$0.00
Source of Donated Un-paid labor contributions	n/a
Sponsor Match: Donated Paid Labor	
Value of Donated Paid Labor	\$17,000.00
Source of Donated Paid Contributions	SJC Land Bank REET
Sponsor Match: Other In-kind Contributions	
Value of Other In-Kind Contributions	\$0.00
Source of Other In-Kind Contributions	n/a
Description of other In-Kind contributions	n/a

Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Salmon State Projects	\$286,400	84.99 %		Bonds - Voter	\$33,600
Sponsor Match	\$50,600	15.01 %	15%	Donated Labor	\$17,000
Total Project Funding	\$337,000	100.00 %			
Project Cost Summary		Project %	Admin/A&E %	Maximum for Selected Program	
ACQUISITION COSTS					
Land/Incidentals	\$321,000				
Admin	\$16,000		4.98 %		\$16,050 (5%)
Subtotal	\$337,000	100.00 %			
Total Cost Estimate	\$337,000	100.00 %			

Worksites and Properties

County: San Juan

Legislative Districts 2012: 40

Congressional Districts 2012: 02

Salmon Recovery Regions: Puget Sound

DNR Watershed Units (WAU): WALDERN IS
4th Field Catalog Units (HUC): San Juan Islands
WRIA: San Juan
Coordinates: 48.72120136
-123.01907758

Worksite #1: Huntley property

Coordinates from Mapped Point:	Latitude: 48.72120136	Longitude: -123.01907758
Coordinates from Worksite	Latitude: 48.691862	Longitude: -123.038290
Directions:		

Worksite Description: The property sits on the north shore of Waldron Island. It has over 2,500 feet of shoreline on Boundary Pass.

Site Access Directions: From County dock at Waldron, north on Cowlitz Bay to Waldron Road to private road.

Worksite Address:

Category / Work Type / Metric	Application Answer	Work Type Costs
Targeted salmonid ESU/DPS	Chinook Salmon-Puget Sound ESU, Chum Salmon-Puget Sound/Strait of Georgia ESU, Coho Salmon-Puget Sound/Strait of Georgia ESU, Pink Salmon-unidentified ESU	
Targeted species (non-ESU species)	None	
Miles Of Stream Treated/Protected	0.48	
Project Identified In a Plan or Watershed Assessment	San Juan County Salmon Recovery Plan. WRIA 2 Pulling It All Together Project, 2012	
Type Of Monitoring	None	
Monitoring Location	No monitoring completed	

- 1 of 6

Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.
No
- 2 of 6

What is the current land use of the site, and its history?
Residential
- 3 of 6

Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.
No
- 4 of 6

Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. The answer to this question will be used in cultural resource consultation so please provide detailed information on the anticipated depth of excavation and the size of area disturbed.
None
- 5 of 6

Give street address for this worksite if available.
Not available.
- 6 of 6

If buildings or structures (tidegates, dikes, etc.) will be altered, removed, or demolished, provide for each: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photograph for each to your project in PRISM. If none: N/A The answer to this question will be used in cultural resource consultation so please provide detailed information.
Not applicable

Property for Huntley property Worksite #1: Huntley

Activity: Acquisition	Planned Acquire Date: 09/01/2015	Proposed Acres: 29.00
Property Grantor ,	Ownership Instrument Type: Easement Purchase Type: Less than fee ownership Term Length: Perpetuity Expiration Date: Note:	
Landowner Type: Private		

Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Real Property Acquisition		
Miles Of Streambank Protected By Land or Easement Acquisition	0.48	

Easement			
Total cost for Easement			\$300,000.00
Easement type	Habitat Conservation		
Acres by Acreage Type (easement) - Riparian		5.00	
Acres by Acreage Type (easement) - Uplands		24.00	
Acres zoned as agricultural land		0.00	
Incidentals			
Appraisal			
Total cost for appraisal			\$12,000.00
Appraisal Review			
Total cost for appraisal review			\$3,000.00
Baseline Documentation			
Total cost for baseline documentation			\$1,000.00
Closing, Recording, Taxes, Title			
Total cost for Closing, Recording, Taxes, Title			\$5,000.00
Administrative Costs (Acq)			
Administrative costs (Acq)			
Total cost for Administrative costs (Acq)			\$16,000.00

Acquisition Questions

- 1 of 2

Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?

No
- 2 of 2

Property acquired with grant funds is subject to policies/laws regarding preservation of cultural resources. Is future restoration, development, fencing or signing proposed for this property? If yes, explain how and when this work will occur.

No

Overall Project Questions

- 1 of 5

Is any part of the scope of work included in this application required as mitigation for another project or action? E.g. FERC relicensing, Habitat Conservation Plan, legal settlement, etc. If yes, explain:

No
- 2 of 5

Do you need state SRFB dollars (not Federal) to match the requirements of any other federal funding you will be using to complete this project. If Yes, please state the amount of state dollars needed out of your total request.

No
- 3 of 5

Is the project on State Owned Aquatic Lands? Please contact the Washington State Department of Natural Resources to make a determination. (www.dnr.wa.gov/Publications/aqr_land_manager_map.pdf)

No
- 4 of 5

For grants listed in the Sponsor Match Category section on the Funding Request tab, list the grant source(s), when the funds were (or will be) secured, and how long the grant funds will be available to this project.

Not applicable
- 5 of 5

Describe the type and timing of donated labor (skilled and unskilled), donated equipment, and donated materials that will be used for this project, identified in the Sponsor Match Category section on the Funding Request tab.

Donated labor includes site assessment and preparation of a baseline report, negotiations, drafting and finalizing the conservation easement, purchase and sale agreement, conducting due diligence, completing the transaction.

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
None - No permits Required				

- 1 of 1

Permit Questions

If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project? You may need to request a pre-application meeting with the permitting agency to answer this question.

No, No permit required.

Project Attachments

Required Attachments	6 out of 6 done
Cost Estimate	<input checked="" type="checkbox"/>
Landowner acknowledgement form	<input checked="" type="checkbox"/>
Map: Area of Potential Effect	<input checked="" type="checkbox"/>

(APE)	
Map: Parcel map	
Photo	
Salmon Project Proposal	

Photos

Attachment Type	Title	Attach Date
Application Review Report	Application Review Report, 14-1888A(rtnd 05/16/14 15:47:21).pdf	05/16/2014
Cost Estimate	cost estimate.doc	05/13/2014
Map: Parcel map	parcel map.pdf	05/13/2014
Photo	Huntley image 2.jpg	05/13/2014
Photo	Huntley image 1.jpg	05/13/2014
Salmon Project Proposal	Project Proposal.doc	06/26/2014

Application Status

Application Due Date: 08/15/2014

Status	Status Date	Name	Notes
Application Submitted	07/30/2014	Lincoln Bormann	
Application Returned	05/16/2014	Mike Ramsey	Hey Overachiever - You may need to make changes to your application based on the review comments. Our application deadline is August 15, but Barbara will likely let you know when to submit for the local process. Take care, Mike Ramsey
Application Submitted	05/15/2014	Lincoln Bormann	
Preapplication	05/08/2014		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Lincoln Bormann, 07/30/2014)